

Draft Oxcroft Conservation Area Appraisal March 2022



Policy Context	2
Introduction	4
Oxcroft Settlement: An Overview	5
Historic Origins	6
Landscape Character	12
Townscape Character	13
Views	19
Traffic and Movement	21
Summary	22
Sources	23

Policy Context

National

Central Government Guidance on the Historic Built Environment is contained within Section 16 of the National Planning Policy Framework (2021), Conserving and Enhancing the Historic Environment. The guidance advises that heritage assets should be conserved in a manner appropriate to their significance. When considering Conservation Areas the guidance states that local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Oxcroft Settlement is put forward by the local community as an area that has the special architectural or historic interest that justifies designation as a Conservation Area.

Local

The National Policy embodied in the NPPF is taken forward at a Local level in the Local Plan for Bolsover District (March 2020). The policies that address the conservation of the Historic Environment are included in Chapter 7, Sustainable Communities.

SC16 - Development Within or Impacting Upon Conservation Areas

SC 17 - Development affecting Listed Buildings and Their Settings

SC18 - Scheduled Monuments and Archaeology

SC19 - Bolsover Area of Archaeological Interest

SC20 - Registered Parks and Gardens

SC21 - Non-Designated Local Heritage Assets

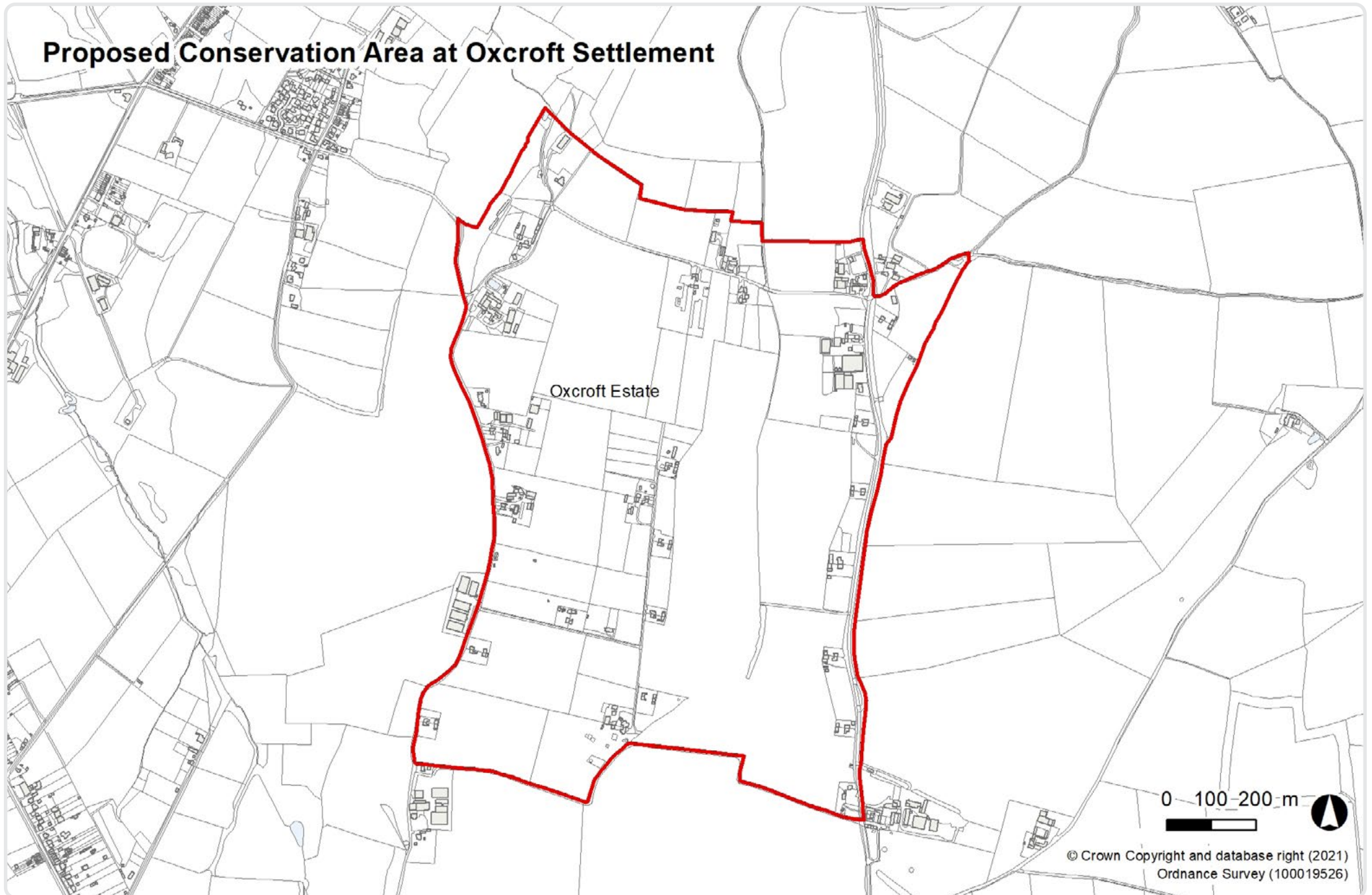
Complementary supporting Local Guidance includes; The Historic Environment Supplementary Planning Document (March 2006) which gives District-wide guidance on Development and the historic built environment and Historic Environment Scheme (February 2008 and November 2011)

Purpose of document

This Appraisal defines the particular significance of the historic, architectural, landscape and townscape elements of Oxcroft Settlement that support its designation as a Conservation Area.



Proposed Conservation Area at Oxcroft Settlement



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Ordnance Survey (100019526)

1.0 Introduction

The purpose of this document

This Appraisal is a statement of what defines the character and appearance of the proposed Oxcroft Settlement Conservation Area, identifying those elements in particular which are significant to its character and appearance. The Appraisal should be read in conjunction with the Historic Environment (LDF Supplementary Planning Document).



Document layout

Overview is the broad context of the conservation area designation.

Historic Origins is an historic overview noting the surviving buildings from each century. As well as longevity this will enable an appreciation of rarity as being key to significance along with an understanding of the historic relevance of

the surviving building types. Each building is numbered and cross referenced on the plan of Building Reference Numbers.

Landscape Character provides the context for the wider setting of the conservation area with regard to the geology, morphology and historic land use and settlement pattern.

Townscape Character opens with a general character statement. Where there are character areas within the designated area each individual character area is identified and defined. This section identifies what is key about the townscape, the buildings, boundaries, building materials, the trees and the open spaces.

Key Buildings are those buildings that make a significant contribution to the character and historical importance of the conservation area. They are either listed buildings, non-listed buildings of merit.

Views relates back to the earlier Landscape Character section. Important views are identified and the reason stated.

Traffic and Pedestrians sets out the characteristics of roads, pavements and parking in the Conservation Area.

The final Summary sets out the key components of significance. An expansion of this can be found at the end of each of the previous sections.

2.0 Oxcroft Settlement: An Overview

Oxcroft Settlement is an architect designed planned settlement based around a 19th century farmstead. It emerged from a Government initiative in the 1930's based on allotments, to address mass unemployment, particularly in the coal mining and related industries. Oxcroft was one of 22 such settlements across the country but the only one in Derbyshire.



The traditional buildings within the Settlement comprise the original Oxcroft farmstead and the Settlement houses along with what remains of their agricultural buildings. There are five other former/existing farmsteads, not related to the Settlement. In the field patterns, a number of the associated small holdings survive. The surrounding landscape comprises agricultural land, woodland and rough land.



Proposed Boundary: The proposed Conservation Area boundary has been drawn to include the traditional buildings and the land of the former small holdings which although not now cultivated for the most part, with a number being used as paddocks, remain a key component of the historical development and character of the former Settlement.

Map: *Proposed Conservation Area*

3.0 Historic Origins

In putting together an overview of the historic origins of Oxcroft Settlement the research that was submitted by the Oxcroft Settlement group has formed its basis. Of particular value was the information from Peter Clarke PhD. Dr Clarke is regarded as an authority on the Land Settlement Association having completed a PhD in 1983 on the national programme of Land Settlements as well as continuing to undertake further research following on from this.

The Land Settlement Association was a Government initiative established in 1934 to address the mass unemployment of men in the coal mining and related industries. Its purpose was to create the opportunity for the men to make a livelihood from working the land. There were 20 Small Holding Settlements throughout the country along with 5 Cottage Homestead Settlements. Oxcroft was a Small Holding Settlement and the only Settlement in Derbyshire. Oxcroft Farmstead was an ideal location being located close enough to the mines to enable the initial settlers to commute prior to taking up residence.

19th Century

The Oxcroft Settlement was based on an existing 19th century farmstead, Oxcroft Farm; a Model Farm dating from the early 19th century.

Model Farms like Oxcroft were part of the revolution in agriculture that led to farmsteads being located away from

villages. As large purpose built farmsteads sat within the open landscape they constituted a more efficient approach to farming which underpinned the agricultural revolution.



Oxcroft farmstead was one of a number built by the Duke of Portland following his purchase of the Manor of Elmton in 1854. Continuing the agricultural reform started by his predecessors, the Duke focused his efforts on the dispersal of farmsteads into the newly enclosed lands. A combination of factors made the locality desirable, with the Magnesium limestone subsoil resulting in few trees and fertile land.

The increasing mechanisation of farming that came with the agricultural reforms and the movement towards Model Farms impacted on rural communities, resulting in less demand for farm labour. To encourage labourers to stay in rural areas the Poor Law of 1834 embodied the provision of allotments. Although initially provided by private landowner, the 1894 Local Government Act created elected councils at district and parish levels. These councils had the power to obtain land for allotments. The local authority allotments had better security of tenure and less restrictive conditions than those of the private landlords.

Former agricultural workers in the vicinity of Clowne and Bolsover were however fortunate as in the late 19th century the industrial revolution had brought local employment in the nearby collieries.

20th Century

The situation was however to change. Following the Great War, staple industries such as mining were hit by economic conditions at home and abroad. At its peak in the early twentieth century, Britain had been a major export of coal and the industry was the country's largest employer. However growing international competition, use of oil, and the world-wide economic depression hit the industry hard, and during the inter-war era the resulting mass unemployment was felt most acutely in the coalfields areas.



In 1926 the Coal Dispute and General Strike led to the Churches coming together in their concern for the mining communities. The Quakers established a Coalfields Distress Committee to provide gifts of clothing, boots and money to mining families. In 1928 on seeing starving families next to derelict urban land which could be cultivated for food, a scheme was initiated to help men in the coalfields areas to cultivate allotments.

In 1929 the Lord Mayor of London made allotments in the Coalfields the subject of his traditional annual appeal. The Central Committee (Allotment Gardens for the Unemployed) was set up and the Seeds Scheme launched. By 1934 the Seeds Scheme was helping 100,000 men across the country with the help of modest grants from Government.

During this time a wealthy industrialist, Mr Malcolm Stewart had suggested the establishment of a scheme of full time small holdings to the Government. Initially reticent, the Government eventually joined him on his purchase of two farms at Potton, Bedfordshire. As a result, in July 1934, the

Land Settlement Association (LSA) was established with Government backing to undertake an experimental scheme of full time land settlement for unemployed men in the coalfields areas. Potton was accepted as the first estate.



The LSA established a series of principles that they considered essential to ensure the success of the scheme:

- the smallholdings must be established in groups located around a central farm and run by estate managers – it was agreed that each estate needed a minimum of 50 smallholdings to make the estate economically viable;
- training and supervision should be provided;
- co-operative methods should be used to purchase agricultural equipment and market the produce;
- loans at favourable rates should be available for tenants to help them equip their holdings; and

- the smallholdings should be rented to allow flexibility for termination to both the LSA and tenant, and to ensure that the initial financial outlay for each smallholding was not a burden on the occupiers.

The LSA experienced difficulties in finding available estates with suitable soils for division into smallholdings that could be occupied immediately and that promised a good return from the land.

Oxcroft Settlement

It was in 1936 that the LSA created the estate of Oxcroft Settlement, a 399 acre property which it rented from Derbyshire County Council. Only part of the farm was deemed suitable for small holdings; 145 acres to the east of Oxcroft Lane. The Settlement was subsequently laid out in accordance with LSA Principles. It comprised 40 horticultural holdings, so less holdings than considered viable. Each holding was based on a model layout; laid out with 1 acre of fruit including trees and at least 2 acres for cultivation, largely using hand tools.



The first settlers arrived at Oxcroft in February 1936, soon after the estate was acquired. The houses were completed by December at which point the men were joined by their families. The houses were semi-detached; built to a design by the Architect, Fred Levitt of Biggleswade, Bedfordshire. They were identical to the first Settlement at Potton, Bedfordshire, also designed by Levitt. Each 3 bedroom house had a three sty piggery. By the standards of agricultural housing at that time, the LSA houses were notably better built.



In 1937 the Development Plan for Oxcroft was amended with large glass houses erected for some of the holdings as well as being equipped for poultry keeping. The men trained for two years and received their tenancy on successful completion. In April 1938 the first tenancies were created. By March 1939 all 40 of the holdings had been developed and 37 families had moved in.

The remaining land at Oxcroft was part of the Central Farm,

based around the original Oxcroft farmstead. Some of its buildings were converted to become the Estate Service Depot, known as the 'Centralised Services'. The farmstead became the economic heart of the estate, housing the horticultural propagating unit, produce packing shed and pig and poultry breeding units. The Estate Manager lived in the former farmhouse and had his office there along with the office of the estate accountant. Due to the remote location of the Settlement, a community hut was built at the farmstead to provide a social focus for the estate as well as a meeting room. The estate was run on a cooperative basis, with an estate consultative committee and Settlers meetings.

The outbreak of W/WII disrupted the scheme nationally. Food production became a higher priority than resettling the unemployed. This led to men with a farming background being given priority for tenancies. With the shortage of animal feed the animal stocks had to be decreased significantly. The number of tenancies at Oxcroft were thereby reduced to 26 to enable the each of the remaining Settlers to grow more food to compensate the consequent loss of income from the animal husbandry.



With the outbreak of war the LSA policy had thereby come to an end. By 1941 many of the original settlers at Oxcroft had already returned to their former employment as the coal industry revived. After the war the Land Settlement Association was absorbed into statutory small holdings policy within the Agricultural Act of 1947. The aim was to give men the opportunity of a foot on the first rung of the farming ladder.

In 1950 the Ministry of Agriculture took over the Oxcroft Estate from Derbyshire County Council but it remained managed by the LSA. The 1950's saw many changes. Pigs were prioritised, with the Oxcroft estate becoming the home of a herd of pedigree Large Whites. Battery houses for hens were erected on some holdings with others having bigger piggeries. In the late 1950's the water supply was improved. Glass house heating was improved in response to tenants' requests.

Towards the end of the 1950's the LSA worked with the National Agricultural Advisory Service to create a Pilot Horticultural Holding at Oxcroft. Its aim was to encourage tenants as to the possibilities of horticulture and demonstrate best practice. It failed however. Glass house production failed to reach its potential due to the smoke from the nearby coking works and the elevated and exposed location of the estate impacted on the productivity of the land grown crops.

By the 1960s, the number of LSA smallholdings had halved. The Wise Report, published in 1967, advised that there was no longer a need for a national LSA scheme but that

there was an obligation to existing tenants. In response, the Government decided that the LSA scheme would continue but without the centralised services and only where commercial horticulture (in particular salad production) could be intensified.



As it was, the livestock bias of Oxcroft was to lead to its downfall. Following a Committee of Enquiry in the early 1960's the Government announced that although the LSA scheme should continue, its future lay in horticultural production. Oxcroft was subsequently and officially withdrawn from the LSA scheme on 31st March 1969.

The Minister of Agriculture announced the end of the LSA smallholding scheme on 1 December 1982, and stated that the LSA would cease to be an organisation by December 1983. All settlers, including those at Oxcroft were given the opportunity to purchase their properties from the Land Settlement Association.

21st Century

Much of the original estate remains intact. All of the cottages survive (although altered), along with their piggeries and some of the poultry houses and glass houses. Many of the Oxcroft farmstead buildings that were at the heart of the community also remain. A small number of the holdings retain their original 5 acre footprints with some occupants the descendants of the original Settlers. Some of the current community of 'Settlers' continue to produce market garden crops.



Significant Historic Characteristics

- An example of a 20th century architect-designed planned settlement
- A settlement of national significance in terms of UK social and economic history.
- The only Settlement that was established in Derbyshire
- One of only a few examples of Land Settlement Association settlements that maintains the original open settlement pattern, buildings, plot boundaries and agricultural context.

4.0 Landscape Character

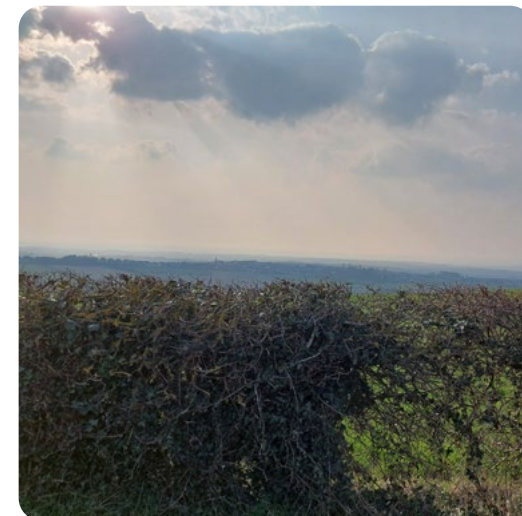
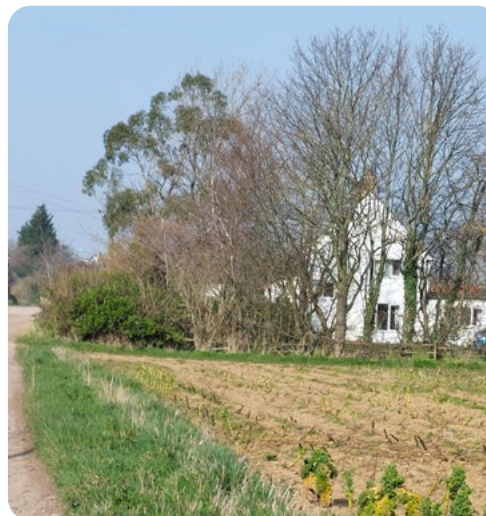
The landscape is a key component of the character and appearance of a settlement. The underlying geology influences the natural landforms, features and natural vegetation. These in turn influence the nature of man's activities over the centuries including the very nature of settlement. Landscape is therefore integral to sense of place and a key component that underpins character and appearance.

The Limestone Farmlands landscape of the Magnesian Limestone Plateau upon which Oxcroft Settlement was created is a simple yet distinctive agricultural landscape of gently rolling land that falls gently towards Nottinghamshire. The free draining and fertile soil that led to a tradition of arable farming made it an ideal location for the Oxcroft farmstead around which the Settlement is based.

The Settlement is located on the edge of the Limestone plateau. The long distance views that are characteristic of this open landscape, due to the gentle relief, lack of hedgerow trees and large arable fields are thereby even more pronounced with long distance panoramic views to the west of the Derbyshire Peaks.

The landscape of the Limestone Farmlands comprises large arable hedge-lined fields with the straight road of the A...from the time of Enclosure, a characteristic. Within the Settlement the horticultural landscape remains evident in parts with some allotments still in use.

The privet boundaries to cottages and a combination of (mostly) native hedges and timber fencing divide the parcels of land.



Landscape Significance

- The Settlement is a landscape within the landscape; the subdivided horticultural landscape of the original Settlement as distinct from the larger arable fields of the limestone farmlands landscape that surrounds it.
- The long distance panoramic landscape views to the west are a key component of its wider setting.

5.0 Townscape Character

The character of an area is derived from the combination of a variety of things; historic street pattern, land use and activities within this pattern, individual or groups of buildings, their settings and the contribution of local building materials and architectural details, the quality of open and public spaces and underlying landscape quality. In addition to a place's essential character, the appearance of an area derives from how well the characteristic elements are maintained, and presented.

Townscape

The townscape components that contribute to the character of an area essentially comprise buildings their form and design, boundaries, trees and spaces. Traditional building materials are a key component of local identity. Established trees are significant for their historic legacy as well as amenity value. Significant trees are often acknowledged by the designation of a Tree Preservation Order. The significant townscape elements are marked on the Townscape Plan.

Reference: *Townscape Plan*

Traditional Buildings

Settlement Cottages: the cottages at Oxcroft date from the late 1930's. They are semi-detached. The original roofs were pantile with over-sailing eaves. Although stone and pantile are the traditional building materials of the locality, the cottages were built of red brick. Although the vast majority are now rendered, on a number the render has

been removed. The unified architecture of the original concept is no longer a feature with a significant number of the dwellings modernised and enlarged. This has resulted in the loss of traditional joinery, roof materials and in most cases the rendering of the walls. However, as widely spaced semi-detached properties with open land between, the townscape of the original Settlement remains very much in evidence. Some of the buildings for animal husbandry that were located close to the dwellings survive.



Oxcroft Farm: the farmstead dates from the late 18th century. The courtyard form of a Model Farm is obscured by later additions. It has been converted to residential use and comprise 5 dwellings. The traditional materials of stone and pantile of the former agricultural buildings contributes to their overall character although their conversion, with

the addition of new openings, has diluted the potential contribution of their agricultural origins. The original stone farmhouse and adjacent building have lost their traditional roofs. The stone wall that forms the boundary to the road is a feature of the townscape creating a distinction between the farmstead group and the rest of the area. The agricultural character is retained in the modern agricultural sheds located at the rear of the traditional group.

Limestone Farm is also no longer in agricultural use. As with Oxcroft Farm, the former stone barn retains a pantile roof. The stone farmhouse/cottages have a blue slate roof. This farmstead dates from the 18th century. A modern stone built single storey range with a sheeted monopitch roof runs along the road frontage. The original stone and pantile barn is on the facing side of a former farmyard, now garden area.



Woodside Farm comprises a modern bungalow with a large agricultural shed some way from it. The boundary include the copse from which it gets its name.

Damsbrook Farm is an early 19th century stone farmstead range. It sits at the entrance to the former Settlement near the junction of Oxcroft Lane and Mansfield Road. It is set out in the courtyard plan arrangement of a Model Farm, although relatively small in scale. The farmstead remains in agricultural use. Modern agricultural buildings have not impacted on its original layout. With the survival of its traditional range, Damsbrook Farm has the most character of all of the farmsteads in the proposed conservation area.

Brockley Wood Farm comprises the original farmhouse, which is much extended and pebble-dashed, along with a number of large 20th century agricultural sheds. The original farmstead layout is no longer discernible.

Top Farm sits at the edge of the plateau and comprises four very large modern storage sheds.

Boundaries

Boundaries are a key component of the former Settlement's character. Hedges of traditional native species surround it. Within it, the main roads are similarly hedge lined with narrow verges along Oxcroft Lane and wide verges along Mansfield Road. In some places the traditional hedgerow boundaries incorporate individual trees.

In contrast, the boundaries to the Settlement properties are primarily privet hedges, a popular hedge type for 1930's residential properties. Most are shaped and kept low, enabling views of the houses and gardens. Being a boundary treatment of their time, they contribute significantly to the overall historic and visual setting of the houses.



Timber post and rail fences predominate in some of the formerly cultivated open areas, a large number of which are now paddocks. Although a physical barrier, they maintain the open character of the former plots to an extent, although their paddock character is a significant difference.

Limestone boundary walls are characteristic of the farmstead groups. The boundary wall to the former Oxcroft farmstead is a traditional dry stone wall of about 4 feet in height. It is finished with the rough stone half round coping traditional of this type of wall with large flat stones with a rounded top that stand upright and are pressed tightly together. Further along from the farmstead group and along Oxcroft Lane at Limestone Farm the walls are mortared and the half-round copings more substantial and dressed.

As field boundaries, stone walls are not a feature of the area. Hedgerows predominate between arable fields, timber fencing is a more common boundary treatment in the former horticultural area of the settlement.



Materials

Natural stone: Magnesian Limestone is the local stone. It is a durable building material. Oxcroft and the other farmsteads are constructed of this stone, which has stood the test of time well. As the predominant traditional farmstead building material it is used for both the buildings and walls and contributes significantly to their character.



Slates and Tiles: As with the early traditional buildings of the farmsteads, the settlement cottages were roofed with clay pantiles. Their brilliant red/orange colour gives buildings a certain distinctiveness that resonates a pre industrial townscape. The pantiles have been replaced with concrete tiles on a number of the Settlement properties. In their visual heaviness and flat patina they do not contribute positively to their character and appearance or that of the area as a whole. Blue slate is not a characteristic of the area. It is used on the former farmstead houses.

Brick: The former Settlement houses are built of red brick. The contribution of the material to the area is however negligible as the majority of properties are rendered.

Sheeting: fibre and metal sheeting is characteristic of agricultural buildings from the mid20th century onward. It is used on all of the farmsteads. In the case of Top Farm, it is coated metal profile steel sheeting coloured dark green. With the scale of the Top Farm buildings, the use of coloured coated sheeting gives them a higher visual quality with green the most appropriate colour given the context.



Trees and Planting

Trees are a component of the natural landscape that surrounds the former Settlement. Trees in small groups predominate. A number are groups of hedgerows trees which form distinctive linear features in locations throughout the area. Others are small copses in the landscape.



The combination of street trees, garden trees, hedgerow trees and field trees adds to their overall contribution across the conservation area. The age and thereby the physical stature of many also increases their impact within the overall townscape. Their variety adds further to their visual interest. The established trees at the entrances to the village are significant in townscape terms. In particular, large landscape trees framing the entrances to the village from the west with a mix of evergreen and deciduous groups are a key townscape feature.

Significant mature trees exist in the area of the Church and Rectory. Trees in the landscape, singularly in hedgerows and in woodland groups are a key component of the immediate and wider historic setting of the conservation area.

Open spaces

Settlement Plots

The 5 acre holdings of the Settlement followed a set layout with a common path between. In its day, the horticultural planting filled the width of the plot with fruits occupying around an acre at the furthest most extent. Of the 2 acres for market gardening, the largest area was given over to brassicas, with potatoes and other 'miscellaneous' vegetables sharing equal space. The separate enclosures for poultry and pigs were near the house. Though some buildings survive, the enclosures for the animals are no longer evident. Those areas that are still in horticultural production contribute significantly to the ambience of the area.



Some of the original plots have been combined to create larger holdings, others have been subdivided. There are a number of the original plot boundaries that are intact. The overall openness of the previously cultivated area of the Settlement remains. With the taking back of land for agriculture in parts, the character of the limestone farmland landscape has come once more to the fore in some locations.



Townscape Significance

- The semi-detached urban form is a key characteristic of the former Settlement houses
- The legibility of the semi-detached house type paced widely along road frontages with open land to the side and rear is significant as a surviving component of the architectural intent Oxcroft as a planned settlement
- The large open spaces between pairs of houses is key to the setting of the proposed conservation area and its historic significance.
- The limestone farmland landscape within which the former Settlement sits with its typical large, open, hedge-lined fields and isolated stone farmsteads contributes to the character of the area.
- Within the area boundaries are distinct with the privet hedges of the settlement houses contrasting with the natural hedgerow and stone boundaries of the limestone farmlands.
- Trees in groups both within the proposed area and in the immediate landscape are important in their contribution to the overall landscape setting.
- Oxcroft is a settlement where the open spaces are a significant component of its history and visual character.



6.0 Views

The visual relationship of buildings to spaces creates a 'view'. The combined contribution of the views contributes to the overall setting. The stronger the views; from the quality of the buildings and boundaries and spaces, the greater is the sense of place. It is the sense of place that underpins the designation of a conservation area.

Map: Townscape Plan

Panoramic Views

A panoramic view gives a perspective to the viewer that is not merely visual. The connection to the landscape is both physical and visceral. The long distance panoramic view can be breath taking. Its expansive nature imbues an inner stillness. In contrast a middle distance panoramic view creates a backdrop and with this more enclosing. Panoramic views make a significant contribution to any setting. The views are classified as either highly significant (HP) or moderately significant (MP) and are noted on the Townscape Appraisal.

Views looking west towards the Derbyshire Peaks. Along Oxcroft Lane at the edge of the plateau the low hedges and walls enable panoramic view across the landscape below and out towards the Derbyshire Peaks in the distance. These long distance panoramic views are highly significant as they add another dimension to the open character that pervades the proposed conservation area.



Views east and south from Limestone Farm. These panoramas have the character of the limestone farmlands agricultural landscape of large, open, undulating agricultural hedge-lined fields and areas of woodland. Highly significant as such views are significant component of this particular landscape's character.

Views east from Mansfield Road. These panoramas comprise the limestone farmlands agricultural landscape of large, open, undulating agricultural hedge-lined fields and areas of woodland. Highly significant as such views are significant component of this particular landscape's character.

Views from within the estate and west from Mansfield

Road. These are characteristic of a number of views that convey an open landscape within which the nature of the intervention by buildings is sparse. Highly significant as such views are reflect the particular openness of the Settlement layout.

Significant Characteristics of Setting

- The setting is one of an all pervading openness; with the dispersed layout of the former Settlement properties and their plots set within the characteristically open landscape of the limestones farmlands locate at the edge of the limestone plateau.

7.0 Traffic and Movement

Pedestrian

Along the main roads of Mansfield Road and Oxcroft Lane, the area is hostile to pedestrians, due to the speed of the traffic. Although not experiencing as much traffic as Mansfield Road the narrowness of Oxcroft Lane contributes to a feeling of unease for the pedestrian. The un-metalled Damsbrook Lane and the continuation of Oxcroft Lane due east of the Mansfield Road are exceptions to this. Public footpaths are a characteristic of the surrounding countryside but not the former Settlement.



Vehicle

The time of the Settlement was at the beginnings of mass car ownership. It is likely that at that time the traffic in the area was likely to be local and comprising farm traffic in the main. The impact of traffic in the modern day is consistent

throughout the proposed conservation area. The traffic is frequent and fast along Mansfield Road albeit not heavy. Along Oxcroft Lane the traffic is much less busy but the narrowness of the lane increases its impact and there is also the traffic noise from Mansfield Road. The impact of traffic on the proposed conservation area is in its constant presence to a greater or lesser degree.



Parking

Public parking is not a characteristic of the conservation area. On street parking is not evident as the former Settlement properties and farmsteads have the facility of off road parking. The width of Oxcroft Lane and the speed limit on Mansfield Road effectively restrict parking in their way. Parked cars do not therefore impact on the character of the conservation area.

8.0 Summary

The proposed Oxcroft Settlement Conservation Area is characterised by:

- An historic architect designed planned settlement which survives in its original form overall
- An area of open character comprising an historic horticultural landscape set within a wider agricultural landscape
- A townscape and landscape that are indivisible
- A range of panoramic views that are a defining characteristic.



9.0 Sources

The Local Development Framework Historic Environment Supplementary Planning Document (Bolsover District Council)

Chapter 3: Historic Origins

Information provided by Peter Clarke PhD. An authority on the Land Settlement Association.

South Cambridgeshire District Council: Fen Drayton Former Land Settlement Association Estate SPD Adopted May 2011

Chapter 4: Landscape Character

Landscape Character Appraisal: Landscape Character Descriptions No5. Southern Magnesian Limestone (Derbyshire County Council)